

**WAUKESHA COUNTY
MINUTES OF THE PARK AND PLANNING COMMISSION
THURSDAY, MARCH 16, 2006 1:00 P.M.**

CALL TO ORDER

Mareth Kipp, Chairperson called the meeting to order at 1:00 p.m.

Commission

Members Present:	Robert Hamilton	Walter Baade	Karen Schuh
	Walter Kolb	Mareth Kipp	

Commission

Members Absent:	Gary Goodchild		
	Betty Willert	Pat Haukohl	Ellen Gennrich

Staff

Members Present:	Richard L. Mace, Planning and Zoning Manager
	Elfriede Sprague, Clerk III

Guests Present:	David Robinson	Fred Stier
-----------------	----------------	------------

CORRESPONDENCE:

Letter from Barb Pinter recommending denial of the Conditional Use request for CU-1334A, David Robinson.

MEETING APPROVAL: Plan Commission Workshop
UW- Extension Dodge County
Wednesday, April 5, 2006

After discussion Mr. Hamilton moved, seconded by Mrs. Schuh and carried unanimously for approval.

MINUTES: None

PUBLIC COMMENT:

Chairperson Kipp asked if anyone from the audience wished to address the Commission? There being no one, she moved to the next item on the agenda.

• **CU-1334A (David Robinson) Town of Oconomowoc, Section 13**

Mr. Mace presented the "Staff Report and Recommendation" dated March 16, 2006, and made a part of these Minutes. He pointed out the location of the property at W340 N7661 Townline Road in the Town of Oconomowoc on the aerial photograph and indicated the petitioner is requesting an amendment to existing conditions for an approved horse training facility to allow longer hours of operation, more horses and more special events.

Mr. Mace commented both the Town and the County feel this is an appropriate use of the land in the rural area, however the County Humane Officer felt that a condition should be added requiring both water and shelter be available at all times in conformance with State regulations. It also allows for random inspections of the facilities. Mrs. Kipp asked if there were any County guidelines for polystructures? Mr. Mace replied they are treated as ordinary structures and must conform to the height

and size regulations of such. She asked Mr. Robinson if his was a permanent structure? He replied it was rated to withstand 105 m.p.h. winds and would be used as an indoor field/riding arena. She questioned the reason for the berm? Mr. Robinson said it would serve as a sitting area for viewing the polo field, instead of bleachers, and to mask the parking lot from the street. She asked what was the size of the pasture/area for outside boarding of the horses? Mr. Robinson replied the horses are kept in corrals of about 200' x 200' and have access to water and shelter. She questioned the number of people who would be attending the events and the type of winter events? He responded that all events would be private and by invitation only, thereby allowing him to schedule the appropriate amount of staff to monitor parking, traffic and crowd control. In the winter months there would be indoor polo in the polystructure, not drawing as many people.

After discussion Mr. Baade moved, seconded by Mr. Kolb and carried unanimously for approval, as conditioned, in accordance with the "Staff Report and Recommendation". The approval of this request, will allow the petitioner a reasonable use of his land and meets the intent and purposes of all County Ordinances.

- **PO-06-OCOT-4 (David Robinson) Town of Oconomowoc, Section 13**

Mr. Mace presented the "Staff Report and Recommendation" dated March 16, 2006, and made a part of these Minutes. He pointed out the location of the property at W340 N7661 Townline Road in the Town of Oconomowoc on the aerial photograph and indicated the petitioner is requesting a Site Plan/Plan of Operation in conjunction with CU-1334A for an approved horse training facility to allow horse related special events.

After discussion Mr. Hamilton moved, seconded by Mrs. Schuh and carried unanimously for approval, as conditioned, in accordance with the "Staff Report and Recommendation". The approval of this request, will allow the petitioner a reasonable use of his land and meets the intent and purposes of all County Ordinances.

- **SCU-1048C (Patrick Johnson) Town of Oconomowoc, Sections 35 and 36**

Mr. Mace presented the "Staff Memorandum" dated March 16, 2006, and made a part of these Minutes. He pointed out the location of the property near the intersection of W. Lake Dr. and Road "B", in part of the E ½ of Section 35 and part of the W ½ of Section 36, T8N, R17E, Town of Oconomowoc and indicated the petitioner is requesting a transfer of an existing Conditional Use for boat moorings from Cira/Ward LLC to the new owner Patrick Johnson.

Mr. Mace explained that Cira/Ward LLC lost the property and Patrick Johnson purchased it at a Sheriff's sale. As the new owner he is requesting a transfer of the existing Conditional Use to his name. He is not proposing to change any of the uses allowed with the approval.

After discussion Mr. Kolb moved, seconded by Mrs. Schuh and carried unanimously for approval, in accordance with the "Staff Memorandum", with the condition that all previous conditions of approval of Conditional Use (SCU-1048C) remain in effect and must be strictly adhered to and complied with. The approval of this request, will allow the petitioner a reasonable use of his land and meets the intent and purposes of all County Ordinances.

• **CU-1404 (Fred Stier) Town of Genesee, Section 24**

Mr. Mace presented the “Staff Report and Recommendation” dated March 16, 2006, and made a part of these Minutes. He pointed out the location of the property at W279 S4451 Saylesville Road in the Town of Genesee and indicated the petitioner is requesting a Conditional Use for earth-altering activities in conjunction with the construction of a pond with a retaining wall, and the placement of the spoil material on the property.

Mr. Hamilton asked if the pond would connect to a tributary to the east? Mr. Stier replied, “No”. He asked if there was high groundwater in the area? Mr. Mace replied the soils in the area are Sebewa, being very poorly drained, with shallow groundwater at or slightly below the surface. Mr. Stier commented Giles Engineering has conducted a field investigation of the site and has installed a groundwater observation well. They indicate that the pond will not affect the area wells and groundwater would fill the extraction.

After discussion Mr. Kolb moved, seconded by Mrs. Schuh and carried unanimously for approval, as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioner a reasonable use of his land and meets the intent and purposes of all County Ordinances

ADJOURNMENT

With no further business to come before the Commission, Mr. Kolb moved, seconded by Mrs. Schuh to adjourn at 1:47 p.m.

Respectfully submitted,

Pat Haukohl
Secretary

PH:es